



CONSTRUCTION REQUIREMENTS FOR SHEDS

General:

Construction of a shed shall conform to the 2009 International Residential Code and City of Rockville amendments. In case of unusual or complex design, the stamp of a Maryland registered architect or engineer maybe required.

Required:

It is ultimately the homeowner's responsibility to obtain a permit prior to the installation of a new shed. A permit for a shed is required when constructing or locating a shed on your property regardless of the size.

Application:

The applicant will need to provide three copies of the house location plat and the plat should show the proposed location of the shed and the setbacks to the property and other structures. Three sets of construction drawings. If the shed is pre-fabricated then provide three copies of the shed manufactures information showing the specific shed to be installed

Placement:

Sheds shall be a minimum of five (5) feet from property lines unless the exterior walls adjacent to the property line are made of fire resistance construction. The shed shall be a minimum of ten (10) feet from any other structure. If placement of the shed is closer to existing structures or property lines, the exterior walls will need to be constructed as firewalls, with a minimum of a one-hour fire resistance rating with exposure to fire from both sides.

Footings:

A continuous foundation shall be provided for sheds greater than 144 square feet in area. Minimum sizes for concrete footings shall be as set forth in Table No. 403.1, of the International Residential Code 2009 Edition, with the bottom of the footing a minimum of 24 inches below grade. Increased size or load factors may require a larger footing as determined by the code official. (See examples)

Fire Resistance:

FIRE-RESISTANCE RATING is defined as the period of time a building element, component or assembly maintains the ability to confine a fire, continues to perform a given structural function, or both, as determined by the tests, or the methods based on tests. The following design numbers, from testing agencies, will provide the protection required. Fire resistance rated structures must be built as per the design details without any substitutions.

Underwriters Laboratories (UL) Designs: U309, U314
Gypsum Association Designs: WP8105

REQUIRED INSPECTIONS AFTER PERMIT ISSUANCE

APPROVED PLANS MUST BE ON-SITE AT TIME OF INSPECTION. CITY INSPECTORS WILL NOT PERFORM INSPECTIONS WITHOUT APPROVED PLANS.

CHANGES TO THE APPROVED PLANS WILL RESULT IN DISAPPROVAL OF THE CONSTRUCTION. ALL CHANGES MUST BE APPROVED BY RE-SUBMITTAL TO THE CITY AND THE PAYMENT OF A PLAN REVISION FEE.

1. **FOOTING/PIER:** Inspection is performed prior to placement of concrete. (Only if a footing/foundation is required due to shed size)

The footing(s) must be free of debris, loose soils, water and mud. The footings must be on undisturbed soil and have a level bottom.

INSPECTION CODE: **#100**

2. **FRAMING (FLOOR FRAMING):** Inspection of the floor framing is required for all sheds (hand framed) with framed floor joist adjacent to the ground, and prior to the installation of the floorboards.

The floor framing inspection includes, but not limited to, the inspection of the support post, beam size, floor joist size, spacing of all structural members, and attachment/bolting.

INSPECTION CODE: **#107**

3. **FRAMING:** Inspection of the framing is required for all sheds (hand framed) prior to any interior finishes (drywall, insulation) being installed.

INSPECTION CODE: **#110**

4. **FINAL:** Inspection is performed once all construction on the shed is completed.

Framing and final inspection can be done concurrently if no interior finishes have been applied.

All related construction (trades) must be complete.

If the shed is pre-fabricated, or a kit, the only inspections that are required will be Footing and Framing/Final.

INSPECTION CODE: **#198**

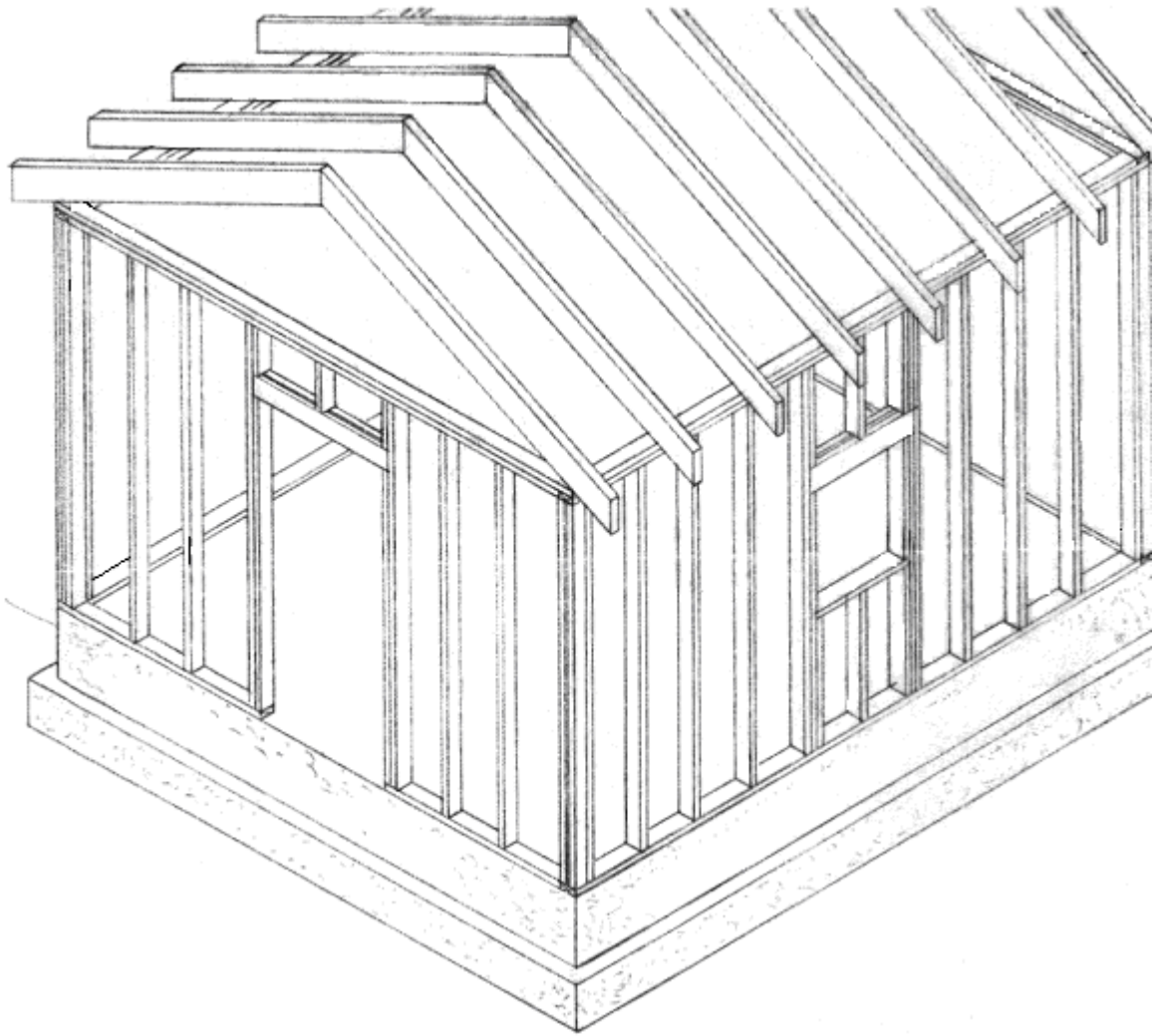
Requests for inspections must be scheduled in advance by calling the City of Rockville inspection line at 240-314-5040. For additional information on scheduling inspections, please use the Voice Permits IVR User's Guide.

**APPROVED PLANS ARE REQUIRED TO BE AVAILABLE ON-SITE,
IN ORDER FOR AN INSPECTION TO BE CONDUCTED.**

EXAMPLE ONLY

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NOT FOR PLAN SUBMITTAL



SHED

Orthographic View
Not required for submittal

NOT FOR PLAN SUBMITTAL

Roof rafter size and spacing
2x __ at __" on center

Width = __ Feet

Length = __ Feet

Top View

Collar tie

Height = __ Feet

24" Min.

Width = __ Feet

Right Side View

Overall Height = __ Feet

Wall Height

24" Min.

Length = __ Feet

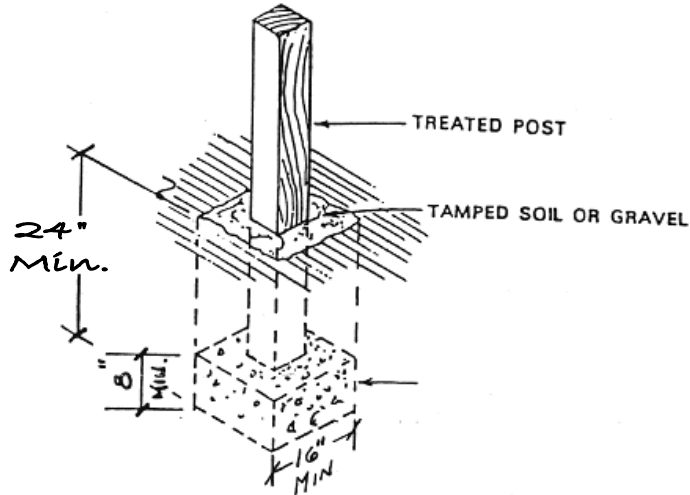
Left Side View

FOOTINGS

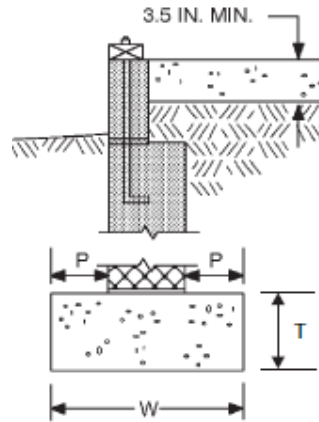
CONCRETE FOOTING
SIZE and STYLES VARIES

EXAMPLE ONLY

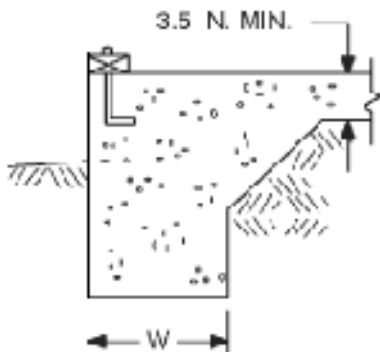
NOT FOR PLAN SUBMITTAL



Post Footing



**Ground Support Slab
with Masonry Wall
and Spread Footing**

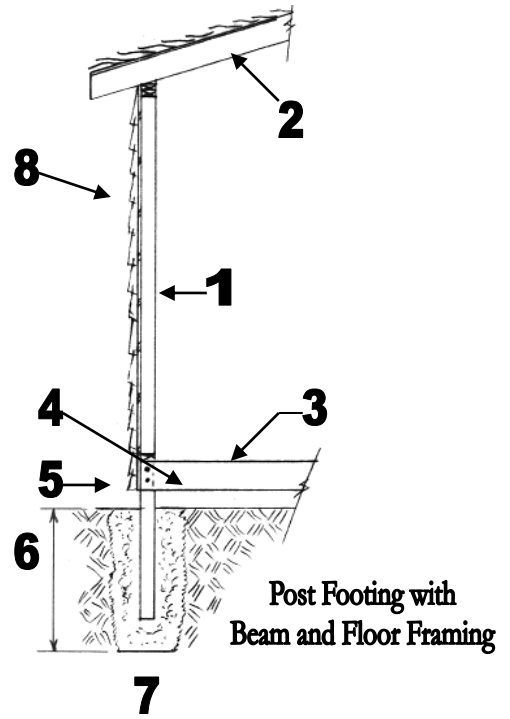
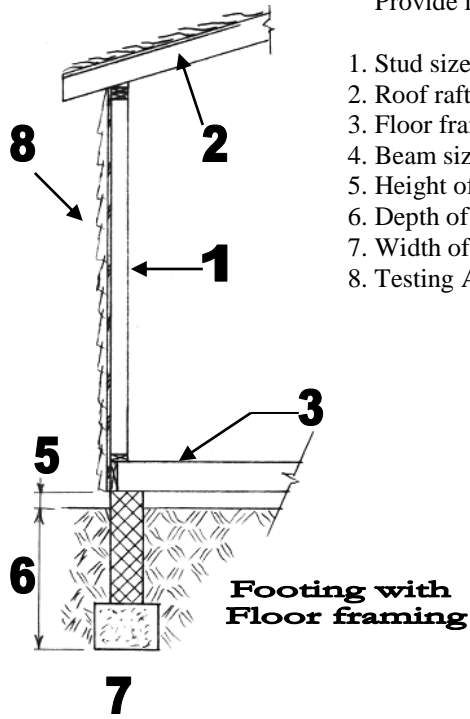


**Monolithic Slab with
Integral Footing**

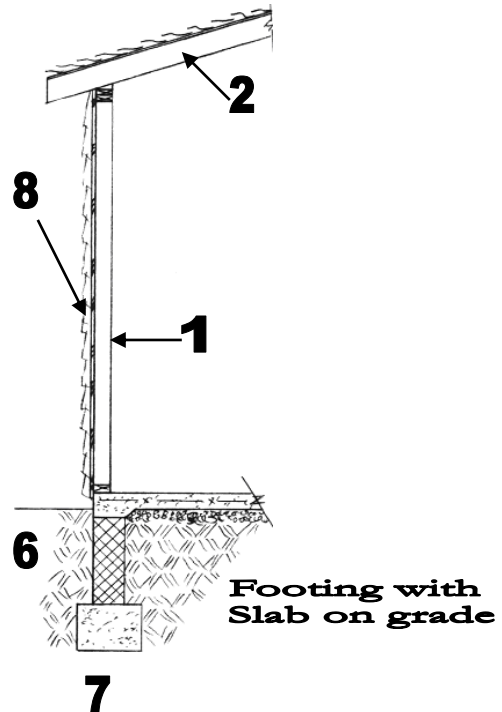
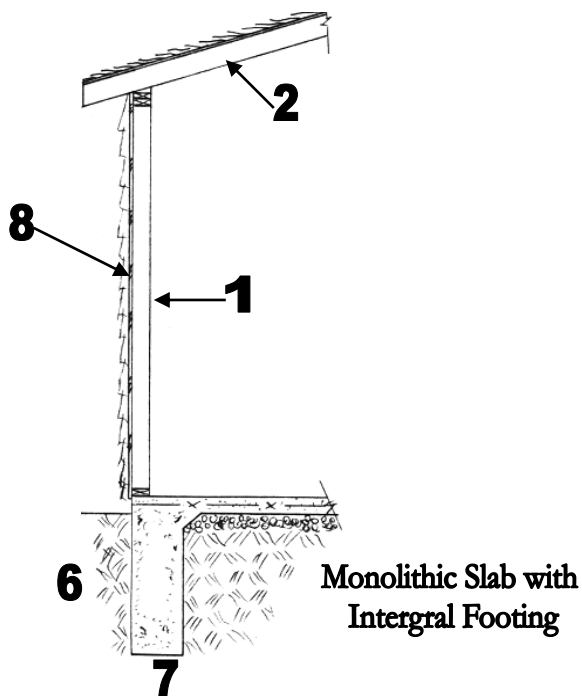
Wall Sections

Provide information on the following items:

1. Stud size and spacing.
2. Roof rafter size and spacing
3. Floor framing size and spacing.
4. Beam sizes
5. Height of wood above grade.
6. Depth of footing.
7. Width of footing.
8. Testing Agencies design of rated wall (if required)



Wall and Bearing Styles varies



EXAMPLE ONLY
NOT FOR PLAN SUBMITTAL